BOISE INVESTMENT PROPERTIES.NET

We Are Invested!

Inside the November Boise Investment Properties newsletter you will find:

- Turning Dreams into Keys
- Single Family Market Update
- Ada County Fourplex Update
- Current Listings - Check out this Duplex!
- Meet the Team
- AVID Investors' Club - Last Meeting of 2025!

Turning Dreams into Keys

Jocelyn Cubiz has always been passionate about connecting with people and helping them achieve their goals. After buying her first home in Garden City, she was inspired to become a real estate agent and help others through the same exciting journey. With a background in sales since age 18, Jocelyn is skilled at translating client needs into ideal solutions.

Now with Boise Investment Properties, Jocelyn blends her sales expertise, love of investing, and property management experience to help clients navigate one of life's biggest investments with confidence and ease. Jocelyn also owns and operates Capital City Comforts, a boutique property management company for short-term rentals.

With a deep understanding of the Treasure Valley's submarkets, she's passionate about helping clients build wealth, find their dream homes, and experience real estate that's simple, approachable, and empowering.

In her spare time, Jocelyn loves travel, the outdoors and her 2 goldendoddles, Olie and Koda.

by Jocelyn Cubiz

Single Family Market Update

Ada County

OCTOBER 2025
MARKET SNAPSHOT

ADA COUNTY
SINGLE-FAMILY HOMES

$549,900
MEDIAN SALES PRICE
+0.0% Year-Over-Year

847
HOMES SOLD
+3.5% Year-Over-Year

Provided by Boise Regional REALTORS® – BOIREALTORS.COM
Data from the Intermountain MLS as of November 10, 2025.

Canyon County

Provided by Boise Regional REALTORS® – BOIREALTORS.COM
Data from the Intermountain MLS as of November 10, 2025.

ADA COUNTY FOURPLEXES

Attached is this month's Ada County fourplex metrics. There was only one fourplex that sold in October, located in Garden City. It was a well-maintained property.

The Ada County 4 plex market this year has been stable and we're not seeing an huge fluctuations, so its been somewhat of a decent prediction model.

Average Price: The average price of a fourplex in 2025 is approximately $900,000 and the one fourplex that sold in October sold $35,000 less than the list price at $900,000.

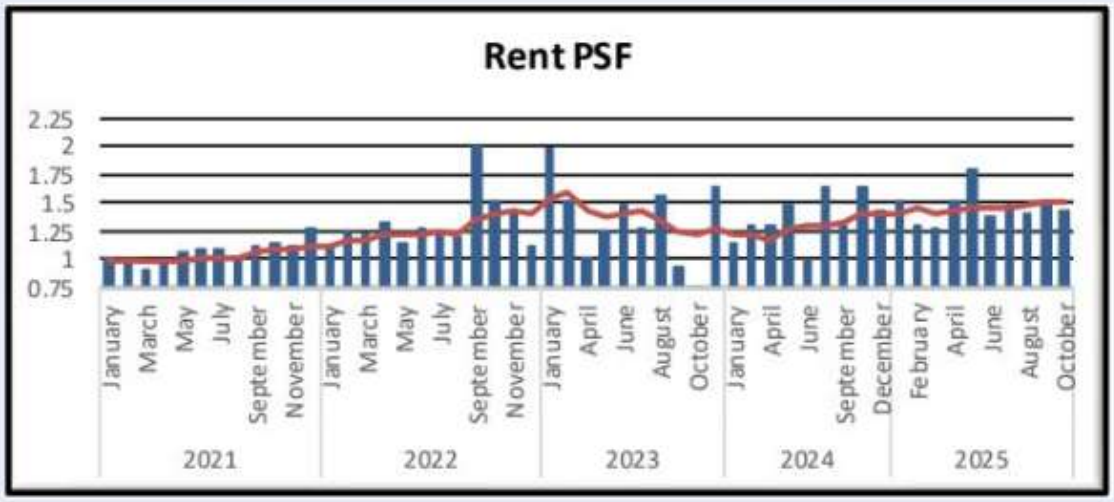
Average Days-on-Market (DOM): The 2025 average days-on-market is the highest in the past five years, but it continues to decline each month.

Average Rent: Our limited data continues to indicate that rents remain stable with a slight upward trend.

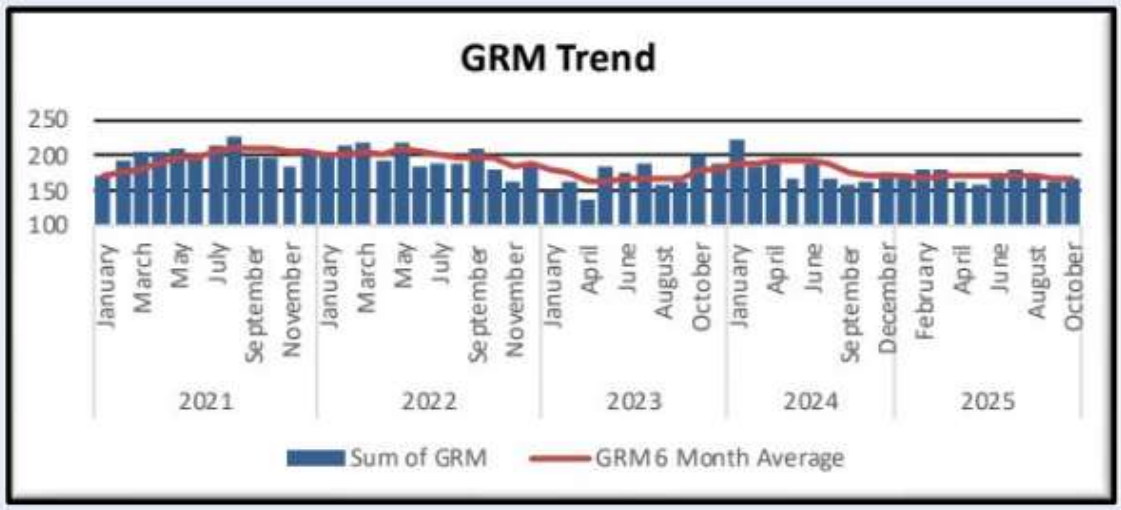
Gross Rent Multiplier (GRM): The GRM has been around the 170 mark all year long.

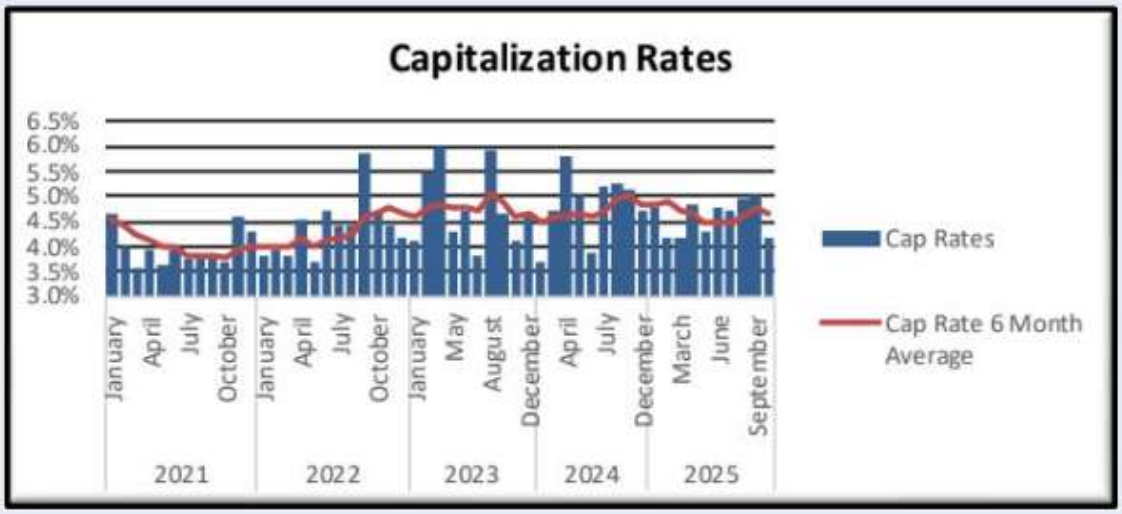
Capitalization Rates: While October's cap rate was relatively low at 4.2%, our trailing six-month average stands at 4.65%.

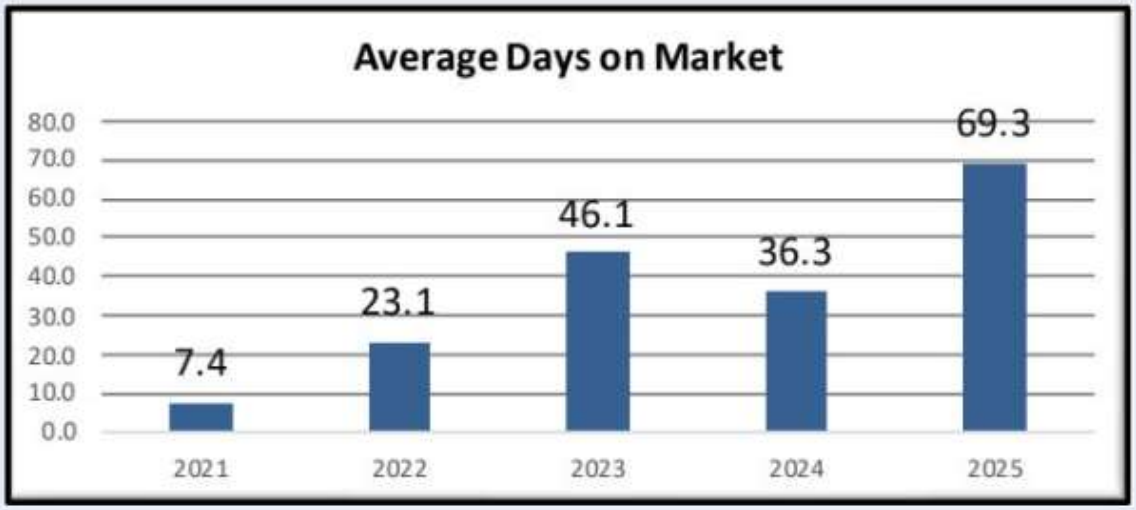
Days-on-Market: Average DOM stands at 75 days for 2025, which is the highest level in the past five years.



Price Per Square Foot
$340.00
$290.00
$240.00
$190.00
$140.00
$90.00
January March May July September November January March May July September November January April June August October January April June September December February April June August October
2021
2022
2023
2024
2025


GRM Trend
250
200
150
100
January March May July Septemper November January March May July September November January April June August October January April June September December February April June August October
2021
2022
2023
2024
2025
Sum of GRM
GRM 6 Month Average


Capitalization Rates
6.5%
6.0%
5.5%
5.0%
4.5%
4.0%
3.5%
3.0%
January April July October January April July October January May August December April July December March June September
2021
2022
2023
2024
2025
Cap Rates
Cap Rate 6 Month Average



Data analyzed by Tony Drost, referencing the Intermountain Multiple Listing and Ada County Fourplex activity.

Duplex Listing!

$769,900 - NEW PRICE!

3848-3850 Rose Hill, Boise ID 83705

3 bed/2.5 bath/2-car garage, townhouse style units with private backyards

Perfect for a 1031 Exchange or investor purchase.

Tucked away in Boise's highly desirable Depot Bench neighborhood, this duplex perfectly balances proximity and amenities. Near downtown and BSU. This gem is set so far back from the street, and without rear neighbors, that it's easy to forget you're in the city. Units boast primary suites, built-in microwaves, refrigerators, D/W, full size W/D, efficient central heating& cooling, attached tandem garages & fenced backyards. Strong rental history, excellent rents, plus tenants pay ALL utilities & yard care.

We have virtual tours and an inspection report on file for this gem, so cut those costs of doing business and request more information today!

See more photos and info at:

bit.ly/3848rosehillb or https://www.tourfactory.com/3227748

View

Click Here to see our current Listings

Meet the Team!

We are growing! Stacy McBain, Leslie Halvorson, Tony Drost, Jocelyn Cubiz and Danielle Costa. Welcome Jocelyn!

AVID Investors' Club

Join us November 19th for the AVID Investors Club meeting! AVID meetings are held on the third Wednesday of each month except for August and December.

WE HOPE YOU STAY IN TOUCH!

Subscribe

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